



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE November 4, 2005		CONTACT/PHONE Holly Phipps 781-1162		APPLICANT Twisselman and Heely		FILE NO. COAL 05-0137 SUB2004-00347	
SUBJECT Request by Heely and Twissleman for a Lot Line Adjustment to adjust the lot lines between three parcels of 258.23, 170.74, and 166.61 acres each. The adjustment will result in two parcels of 343.60 and 251.98 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agricultural land use category and is located at the approximate address of 6990 Bitterwater Road, approximately 19 miles east of Shandon. The site is in the Shandon Carrizo planning area.							
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 05-0137 based on the findings listed in Exhibit A and the conditions listed in Exhibit B							
ENVIRONMENTAL DETERMINATION A Class Five Categorical Exemption (ED05-108) was issued on 9/13/2005.							
LAND USE CATEGORY Agricultural		COMBINING DESIGNATION None		ASSESSOR PARCEL NUMBER 037-071-019, 037-081-037, and portion of 037-121-002		SUPERVISOR DISTRICT(S) 1	
PLANNING AREA STANDARDS: None							
LAND USE ORDINANCE STANDARDS: Section 22.22.040-Subdivision design, Agriculture category							
EXISTING USES: Grazing							
SURROUNDING LAND USE CATEGORIES AND USES: North: Agricultural/grazing East: Agricultural/grazing South: Agricultural/grazing West: Agricultural/grazing							
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: APCD, Public Works, Environmental Health, Ag Commissioner, Fire Department (CDF), Leonard Mansell, CSA 7 Oak Shores, Cal Trans, RWQCB, Paso Robles, Shandon Advisory, Terry Wahler, and Community Liaison John B.							
TOPOGRAPHY: Average slope is approximately 11%.				VEGETATION: Grassland			
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Shandon or California Valley CDF				ACCEPTANCE DATE: 05/20/05			

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between three legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
166.61	251.98
170.74	343.60
258.23	

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the County's zoning and building ordinances.

The adjustment will result in the reconfiguration of the three parcels to configure the parcels to better the agricultural use by reducing the primary dwellings allowed under 22.30.480 from six to four.

The present use of the land is grazing. According to Section 22.22.040 of the Land Use Ordinance the minimum parcel size for agricultural land used for grazing is 320 acres. The existing parcels are legal nonconforming to the present minimum parcel size. Although the adjusted 251.98 acres is less than the minimum parcel size by 68.02 acres, the resulting adjustment will maintain a position which is better than or equal to the existing situation relative to the County's zoning and building ordinances.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because one of the parcel sizes are below minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

Parcel 1 - APN: 037-081-037 was legally created by Certificate of Compliance
Parcel 2 - APN: 037-071-019 was legally created by Certificate of Compliance
Parcel 3 - APN: 037-121-002 was legally created by Certificate of Compliance

FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in the reconfiguration of the three parcels to configure the parcels to better the agricultural use by reducing the primary dwellings allowed under 22.30.480 from six to four.

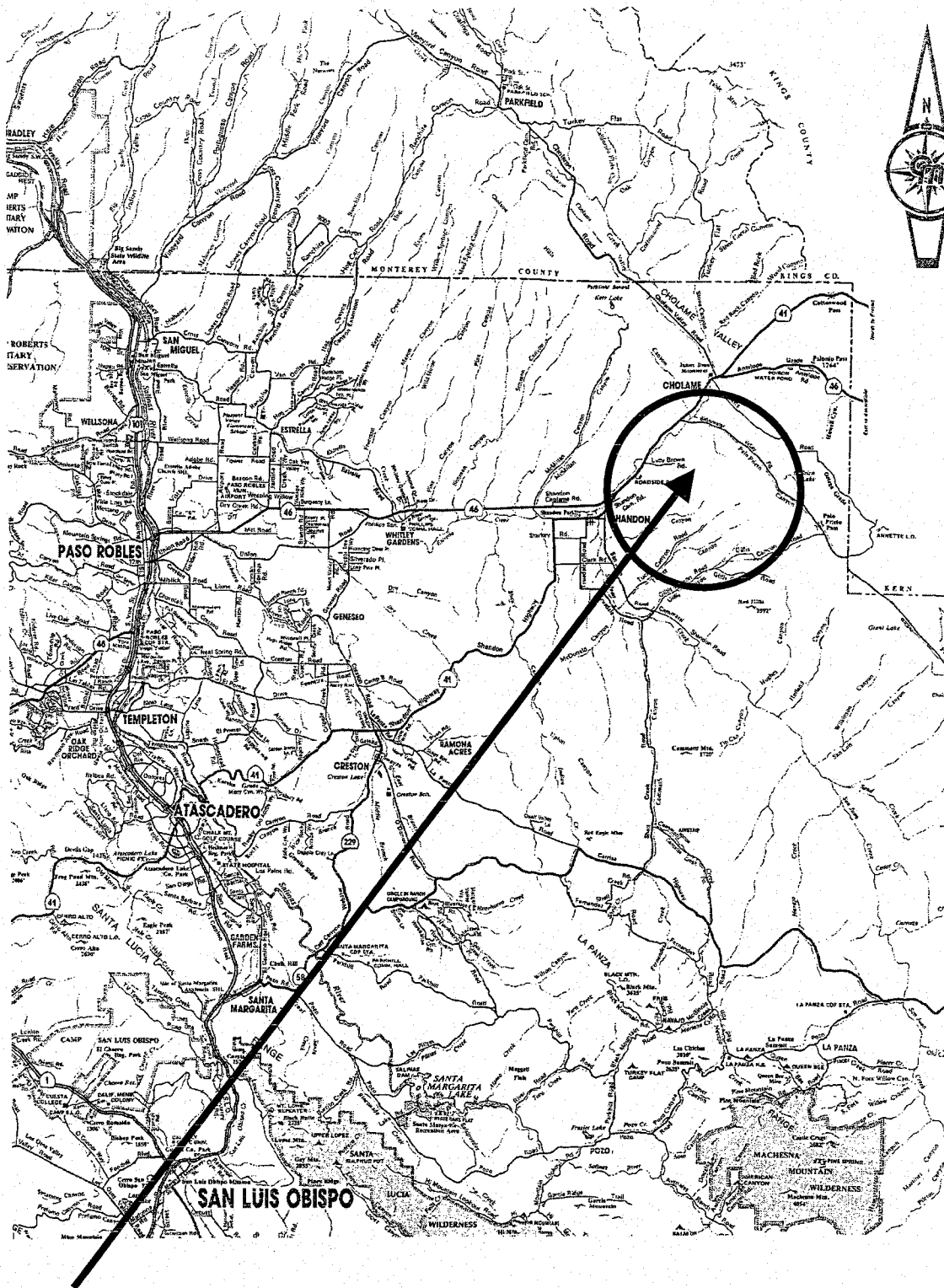
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- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Class five, Categorical Exemption (ED05-108) pursuant to CEQA Guidelines Section 15303 because the resulting lot line adjustment will not result in any changes in land use or density. No environmental resources will be significantly impacted by these activities. Therefore, it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment.

CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action
10. All parcels shall be provided with legal access from a public road. Easements or offers of dedication with a minimum width of 20 feet shall be recorded for all parcels that currently do not have access. These shall be shown on a map (if a map is used to final the adjustment) or recorded with the certificates of compliance.

Staff report prepared by Holly Phipps and reviewed by Kami Griffin.



SITE

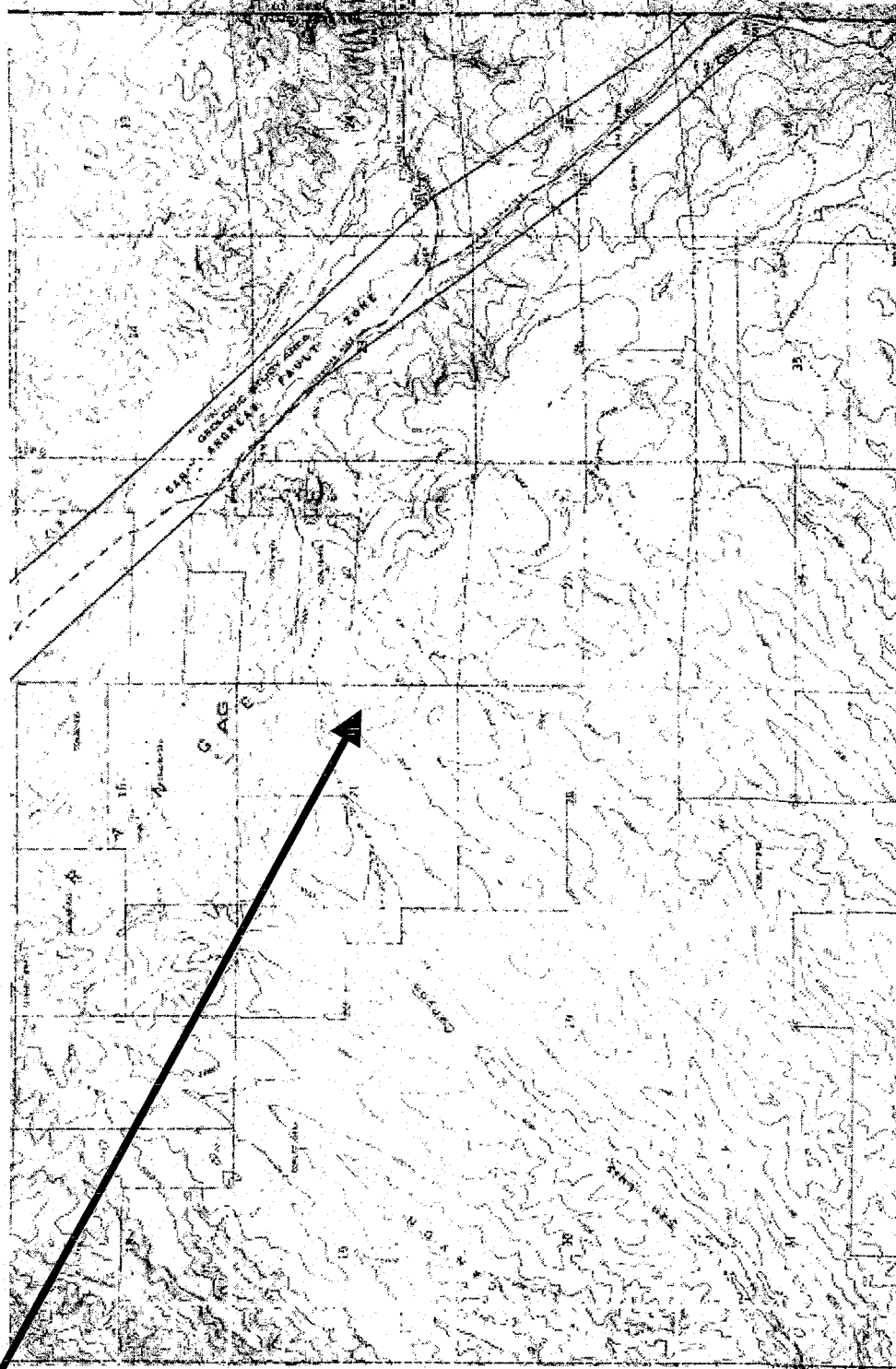
PROJECT

Lot Line Adjustment
Twisselman DRC2004-00347



EXHIBIT

Vicinity Map



SITE

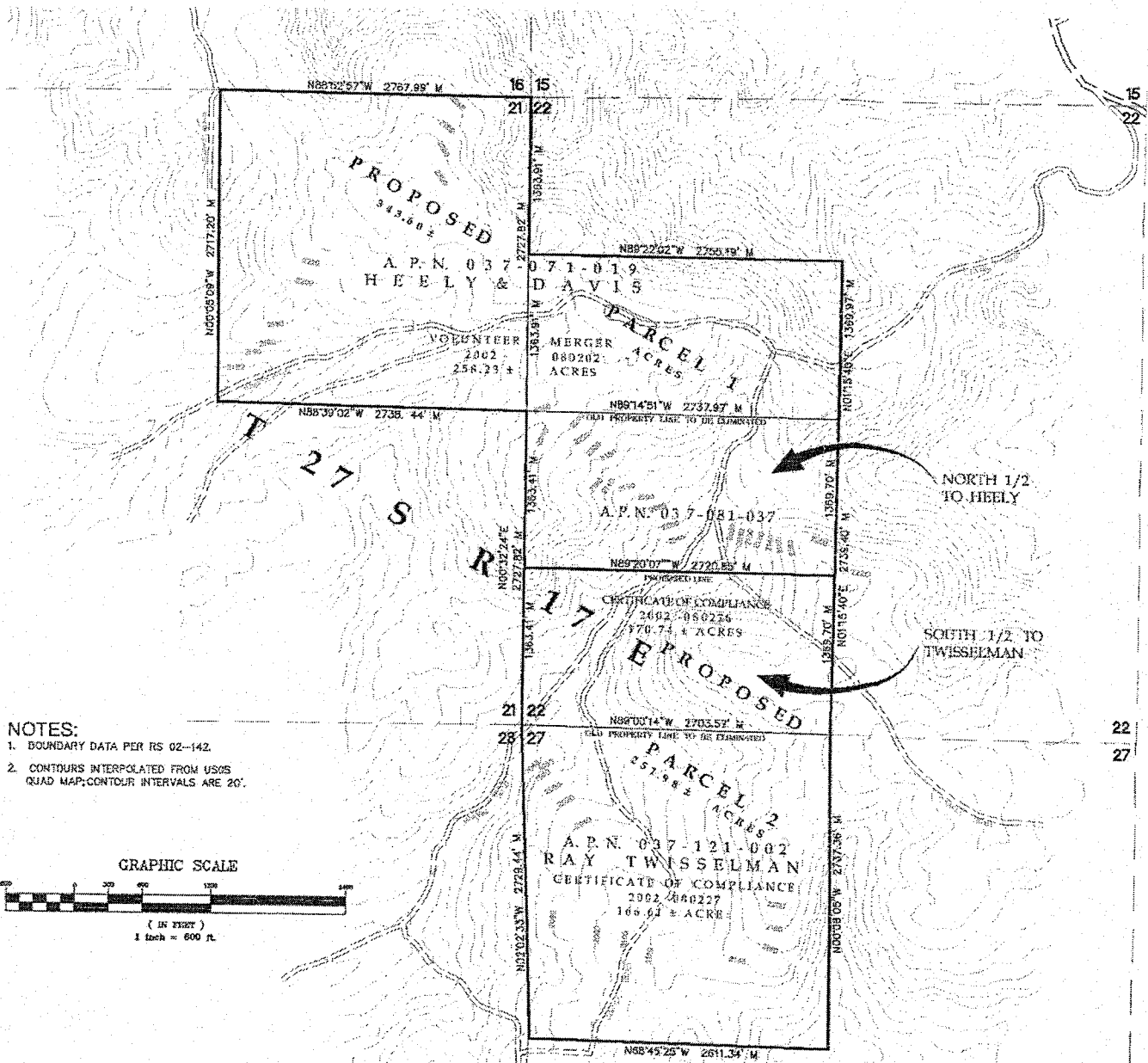
PROJECT

Lot Line Adjustment
Twisselman DRC2004-00347



EXHIBIT

Land Use Category



PROJECT

Lot Line Adjustment
Twisselman DRC2004-00347



EXHIBIT

Site Plan

EC

13



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED

MAY 03 2005

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

DATE:

5/2/05

TO:

APCD

FROM:

North Co. Team.

(Please direct response to the above)

Twissleman/Coat 03-0137

SUB 2004-00347

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
BOARD FOR THE PLANNERS

PROJECT DESCRIPTION:

LLA to convert 3 legal parcels into 2.
Located off Bitterwater Rd. of Hwy. 46 east outside
Shandon. 595.58 acre-site. APNs - 037-071-019,
037-081-037 & ptn. of 037-121-002.

Return this letter with your comments attached no later than:

5/17/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES

NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO

(Please go on to Part III)

YES

(Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of
approval you recommend to be incorporated into the project's approval, or state reasons for
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

No comment -

5/16/05

Date

Aeron Arlin Genet

Name

5912

Phone



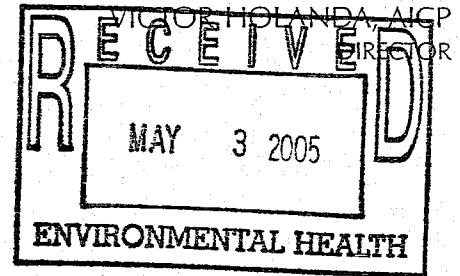
13

(E)

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

MAY 3 2005
SLO CO

THIS IS A NEW PROJECT REFERRAL



DATE: 5/2/05
TO: Env. Health
FROM: North Co. Team.
(Please direct response to the above)

Twissleman/COAL 05-0137
SUB 2004-00347
Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION: LLA to convert 3 legal parcels into 2.
Located off Bitterwater Rd. of Hwy. 46 East outside
Shandon. 595.58 acre-site. APNs - 037-071-019,
037-081-037 & ptn. of 037-121-062.

Return this letter with your comments attached no later than: 5/17/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES
 NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

No concerns at this time

5/4/05
Date

Kauni Salo
Name

781-5551
Phone



EC

5
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

REF 6-05

VICTOR HOLANDA, AICP
DIRECTOR

MAY 10 2005

THIS IS A NEW PROJECT REFERRAL

DATE:

5/4/05

TO:

City of SLO

FROM:

South Co. Team

(Please direct response to the above)

SOUZA

DRC 2004-00234

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNER

PROJECT DESCRIPTION:

Curb, gutter & sidewalk waiver
Located off Santa Fe Rd., SLO. APN: 076-411-008.
Lot size - 6+ acres.

Return this letter with your comments attached no later than:

5/19/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

NO COMMENT

Date

5/7/05

Name

Jeff Hook

Phone

781-7176



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

MAY - 3 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

MAY 9 2005

S.L.O. PLANNING DEPT.

DATE:

5/2/05

TO:

CSA 16 - Shandon

FROM:

North Co. Team. (Planning + Bldg) Twissleman/COAL 05-0137

(Please direct response to the above)

SUB 2004-00347

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

LLA to convert 3 legal parcels into 2.
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Shandon. 595.58 acre-site. APNs - 037-071-019,
037-081-037 & ptn. of 037-121-062.

Return this letter with your comments attached no later than:

5/17/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

No issues for CSA 16 water.

Date

5/6/05

Name

Doug Bine

Phone

781-5116

GENERAL APPLICATION FORM

OK

San Luis Obispo County Department of Planning and Building

File No SUB 2004-00347

A. APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

COAL 05-0137

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name HEELY AND TWISSELMAN Daytime Phone (805) 238-5550 & 238-2352
Mailing Address SEE CONSENT OF LANDOWNER (2) Zip _____
Email Address: _____

☒ Applicant Name HEELY AND TWISSELMAN Daytime Phone 238-5550 & 238-2352
Mailing Address SEE CONSENT OF LANDOWNER FORM (2) Zip _____
Email Address: _____

☐ SURVEYOR Agent Name E.M.K. & ASSOCIATES Daytime Phone (805) 238-5427
Mailing Address 1005 RAILROAD, PASO ROBLES, CA. Zip 93446
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 595.58 Assessor Parcel Number(s): 037-071-019, 037-081-037, & 037-121-002 PORTION OF
Legal Description: PORTIONS OF SECTIONS 21, 22, AND 27 OF T27S, R17E, SAN LUIS OBISPO COUNTY

Address of the project (if known): _____

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY. 46 EAST TO BITTERWATER ROAD (RIGHT); APPROXIMATE ADDRESS IS 6990 BITTERWATER RD.

Describe current uses, existing structures, and other improvements and vegetation on the property: AGRICULTURE

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): LOT LINE ADJUSTMENT TO TURN 3 LEGAL PARCELS INTO 2 LEGAL PARCELS. THE 3 PARCELS ARE 258.23, 170.74 & 166.61 ACRES. THE 2 PARCELS WOULD THEN BE 343.60 AND 251.98 ACRES.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property. Jojo good EMK

Property owner signature See Consent of Landowners 4-21-05

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

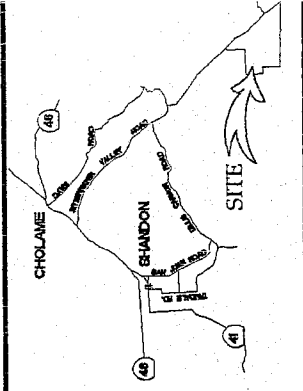
File No _____

Project Information: What is the proposed density or parcel size?: 595.58 ± AC.Number of existing lots, parcels or certificates: 3Existing parcel sizes: 258.23 ± AC.
170.74 ± AC.
166.61 ± AC.What will the property be used for after division: AGRICULTUREIs the property part of a previous subdivision that you filed?: ☐ Yes ☒ NoIf Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☒ COAL 05-0137Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map? ☒ Yes ☐ NoBuilding permits or other approval?: ☐ Yes ☒ No

If Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ No**Surrounding parcel ownership:** Do you own adjacent property? ☒ Yes ☐ NoIf yes, what is the acreage of all property you own that surrounds the project site?: HEELY: 428.61 ± AC.
TWISSELMAN: 1888.17 ± A**Describe existing and future access to the proposed project site:** GRAVEL ROADSACCESSIBLE BY BUTTERWATER ROAD**Surrounding land use:** What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):North: AG - GRAZINGSouth: AG - GRAZINGEast: AG - GRAZINGWest: AG - GRAZING**Proposed water source:** ☒ On-site well ☐ Shared well ☐ Other _____☐ Community System - List the agency or company responsible for provision: _____Do you have a valid will-serve letter? ☐ Yes ☐ No If yes, please submit copy ☐ No**Proposed sewage disposal:** ☒ Individual on-site system ☐ Other _____☐ Community System - List the agency or company responsible for sewage disposal: _____Do you have a valid will-serve letter? ☐ Yes ☐ No If yes, please submit copy ☐ No**Fire Agency:** - List the agency responsible for fire protection: SHANDON OR CALIFORNIA VALLEY C.D.**List available or proposed utilities:** ☐ Gas ☐ Telephone ☐ Electricity ☐ Cable TV**Adjustments:** Are you requesting any adjustments? ☐ Yes ☒ No If Yes, please complete:☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))☐ Road Exception (21.03.010(d))

Briefly describe the reasons for the request: _____



VICINITY MAP
N.T.S.

EXISTING PARCELS
 PARCEL PER 2002-080202 258.23 ± ACRES
 PARCEL PER 2002-080226 170.74 ± ACRES
 PARCEL PER 2002-080227 166.61 ± ACRES

TOTAL 595.58 ±

PROPOSED PARCELS
 PARCEL 1 343.80 ± ACRES
 PARCEL 2 251.88 ± ACRES
 TOTAL 595.58 ± ACRES

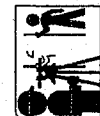
OWNERS/APPLICANTS
 J. L. HEELY
 2184 HARVEST MEADOW PLACE
 PASO ROBLES, CALIFORNIA 93446
 (805) 238-5550
 RAY TWISSELMAN
 P.O. BOX 5
 SHANDON, CALIFORNIA 93461
 (805) 238-2352

A.P.N.
 037-071-018, 037-081-037, AND
 PORTION OF 037-121-002

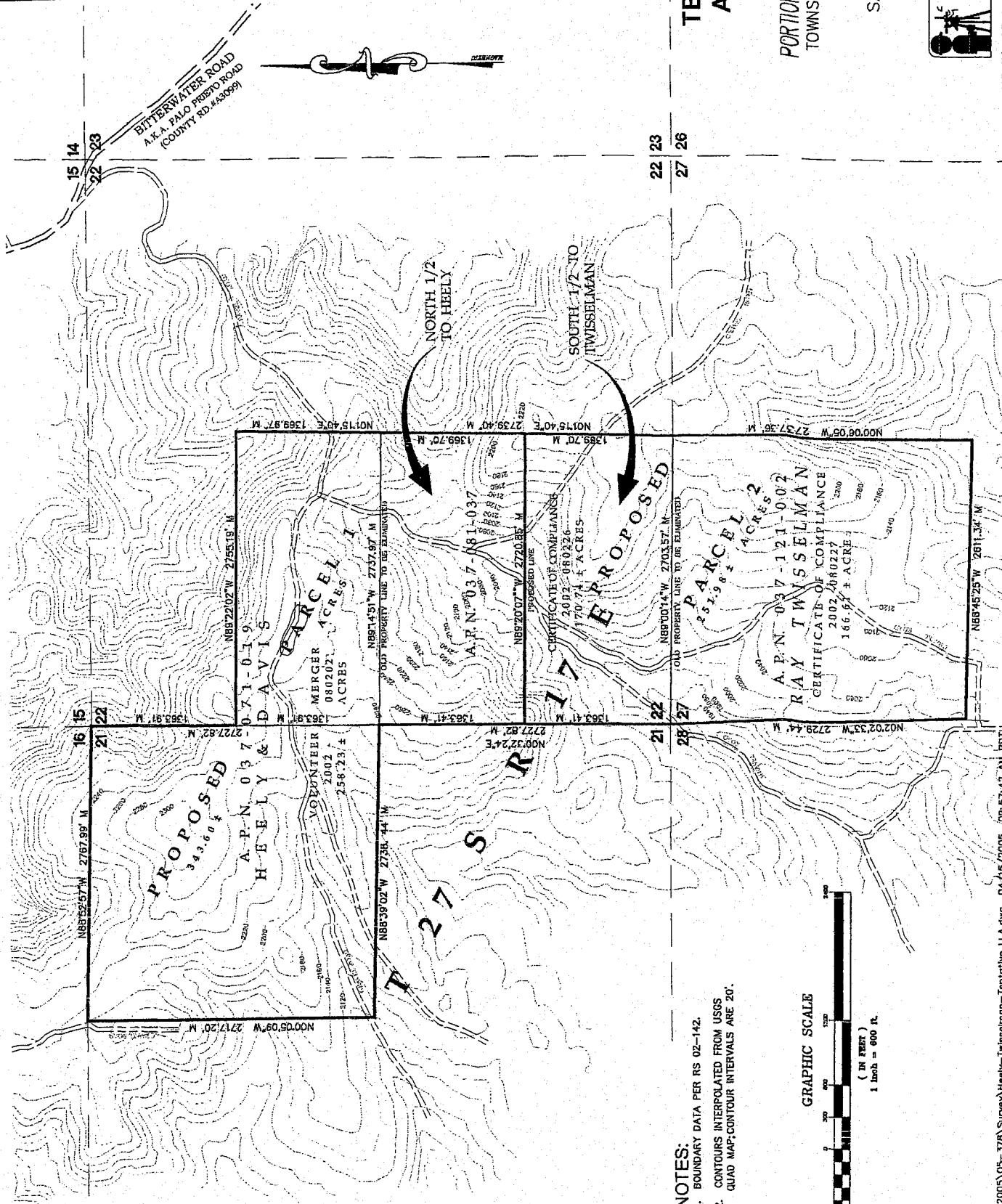
ZONING DESIGNATION
 AGRICULTURE

**TENTATIVE LOT LINE
 ADJUSTMENT MAP
 COAL 05-0137**

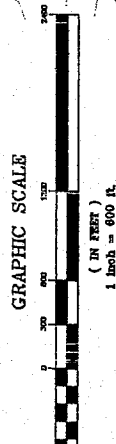
PORTIONS OF SECTIONS 21, 22, AND 27,
 TOWNSHIP 27 SOUTH, RANGE 17 EAST,
 "BITTERWATER VALLEY"
 M. D. B. & M
 SAN LUIS OBISPO COUNTY
 STATE OF CALIFORNIA

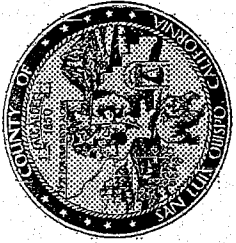


EMK & Associates, Inc.
 ENGINEERING • PLANNING • SURVEYING
 1005 RAILROAD ST. PASO ROBLES, CA (805) 238-5427



- NOTES:**
- BOUNDARY DATA PER RS 02-142.
 - CONTOURS INTERPOLATED FROM USGS QUAD MAP; CONTOUR INTERVALS ARE 20'.





Parcel Summary Report For Parcel # 037,071,019

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Address Information

Status P Address 00000 BITTERWATER RD SHAR

Lot Information:

Community: SHAR

Planning Area: SHCA

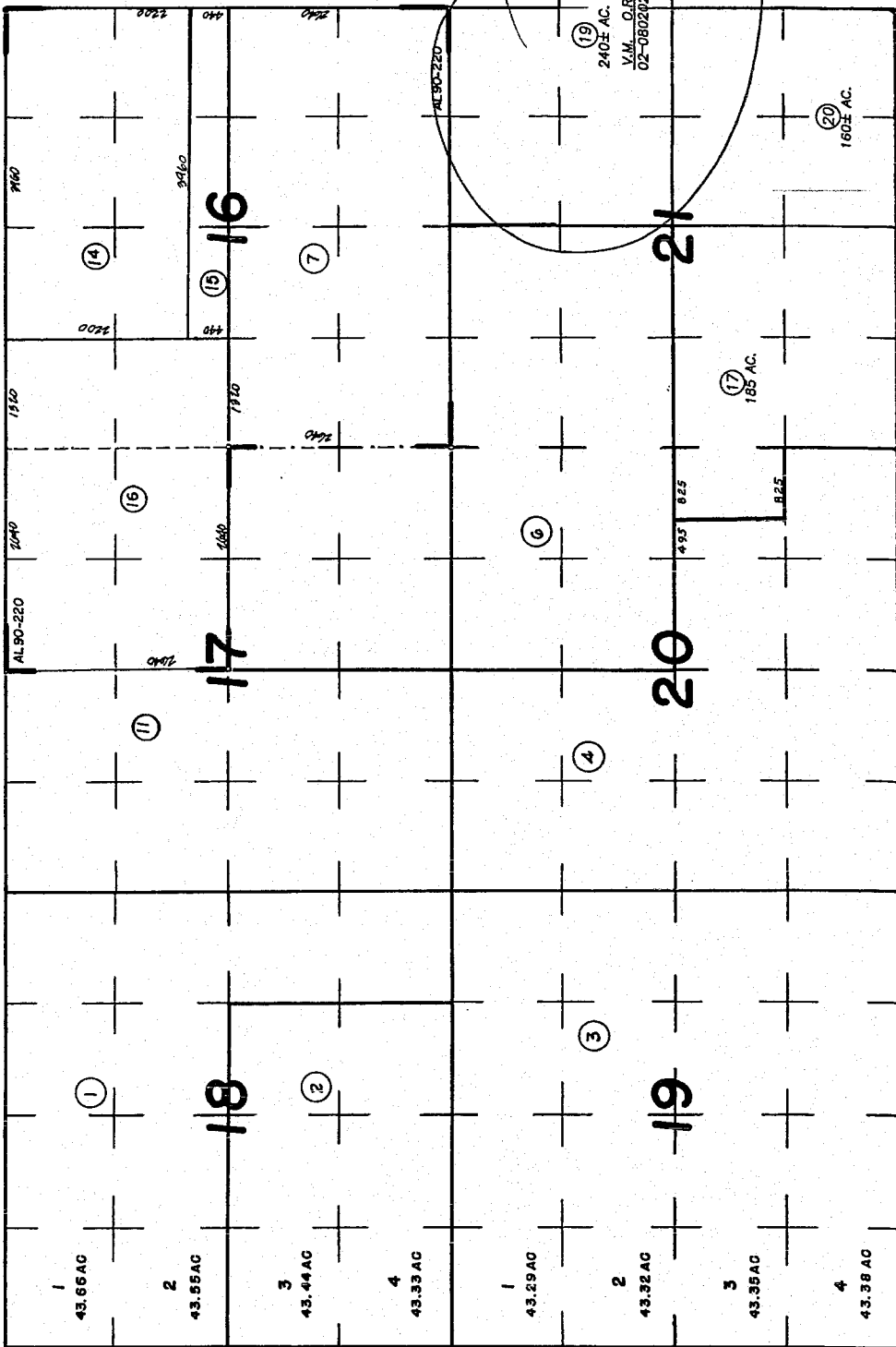
<u>Lot</u>	<u>Tract /</u>	<u>Block /</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
Type T	Twtnshp M02-	Range 94	0001	Y			

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	IVERSEN CHRISTIAN E 605 13TH ST PASO ROBLES CA 93446-2280		
OWN	BOWMAN HENRY M		
OWN	TWISSELMAN HENRY A		
OWN	TWISSELMAN HENRY A & VERONA I FAMIL		
OWN	TWISSELMAN VERONA I		

(03)

T. 27 S., R. 17 E., M. D. M.



(06)

REVISIONS	
TECH	DATE
GB	04-19-01
JAW	01-08-03

660	0	1320	2640
THIS MAP IS PREPARED FOR 04-19-01 ASSESSMENT PURPOSES ONLY.			

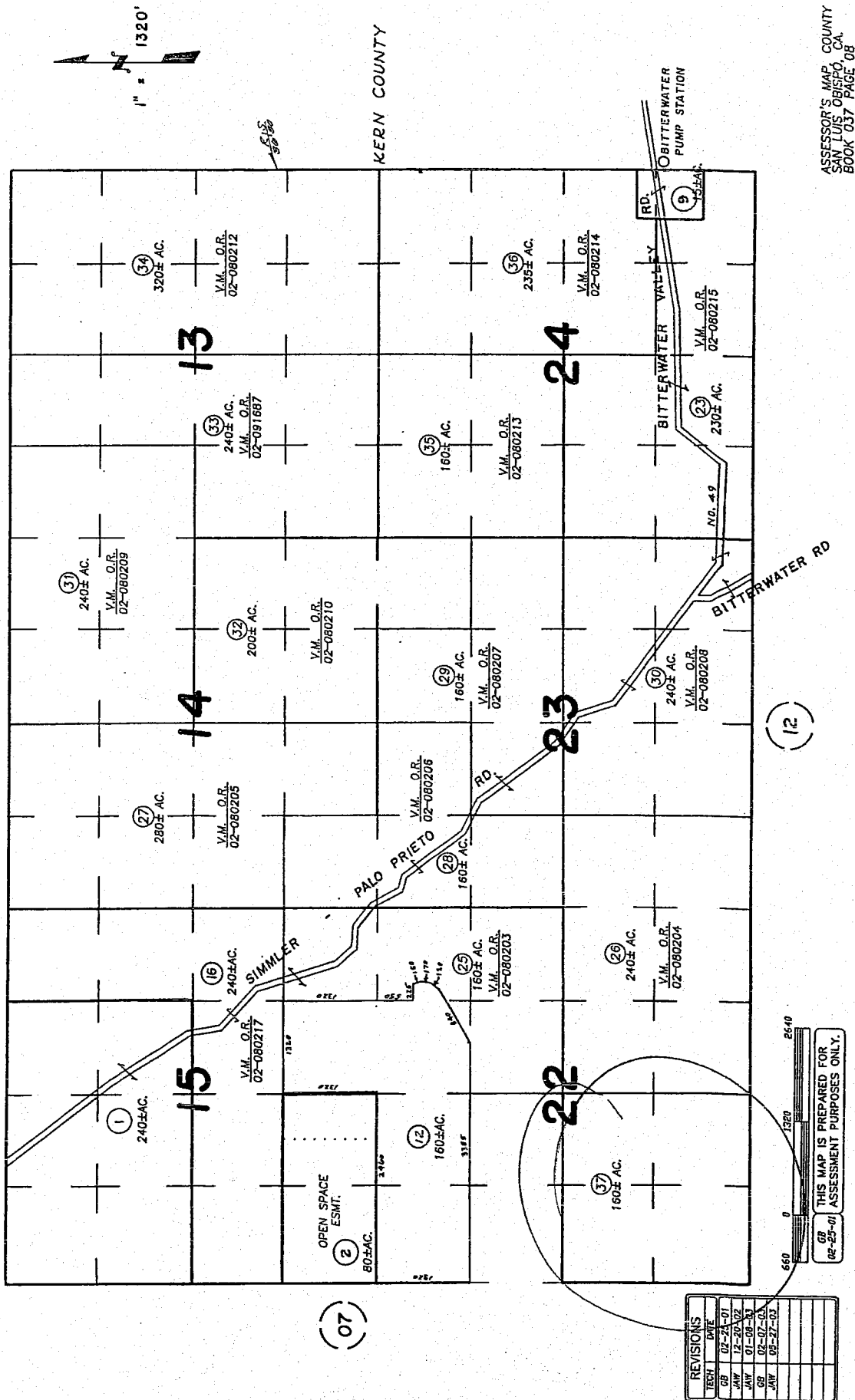
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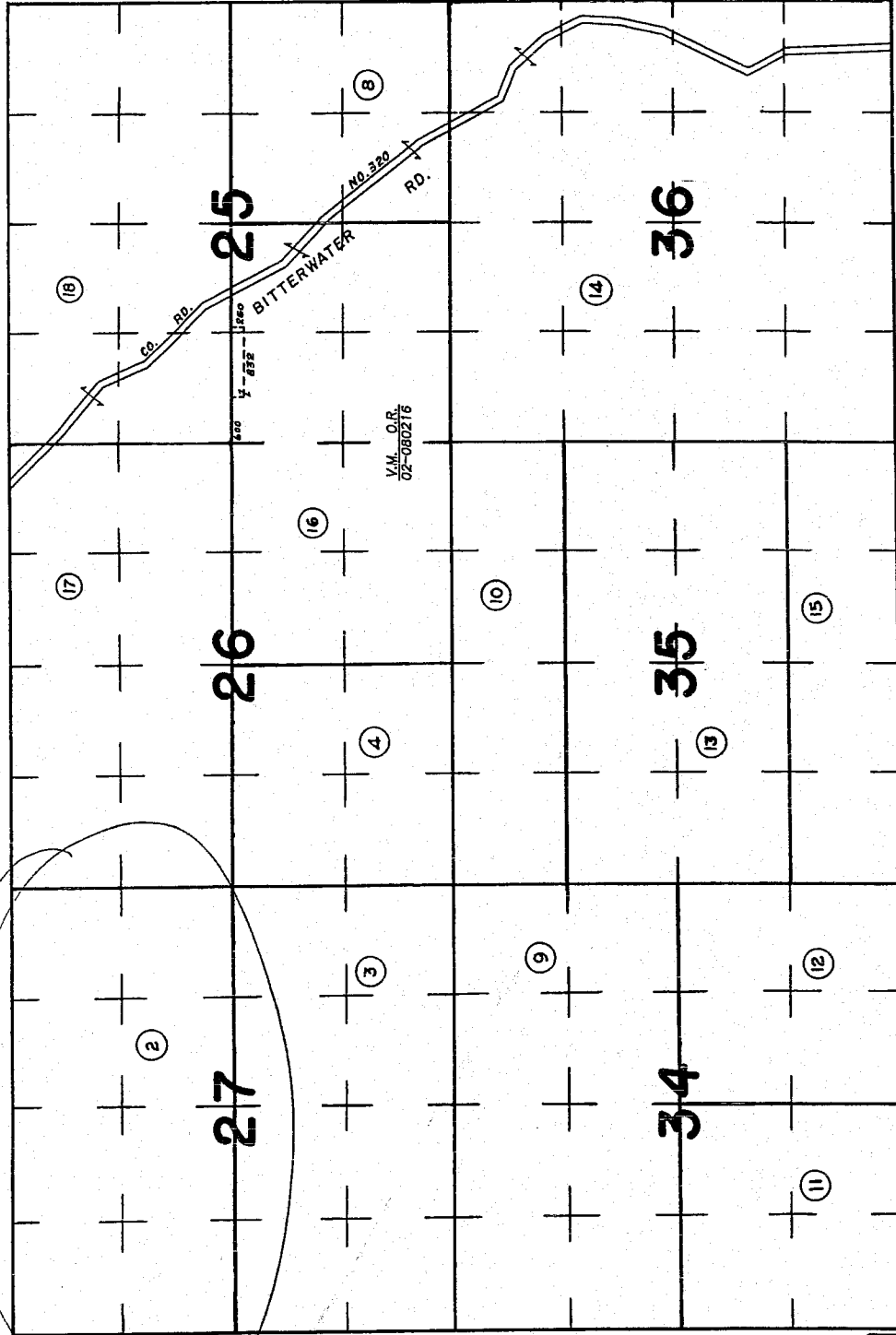
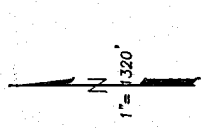
AL 90-220, VOL. 3883, PGS. 430-443.

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 037 PAGE 07

Handwritten: 20, 30, 40, 41

T. 27 S., R. 17 E., M. D. M.



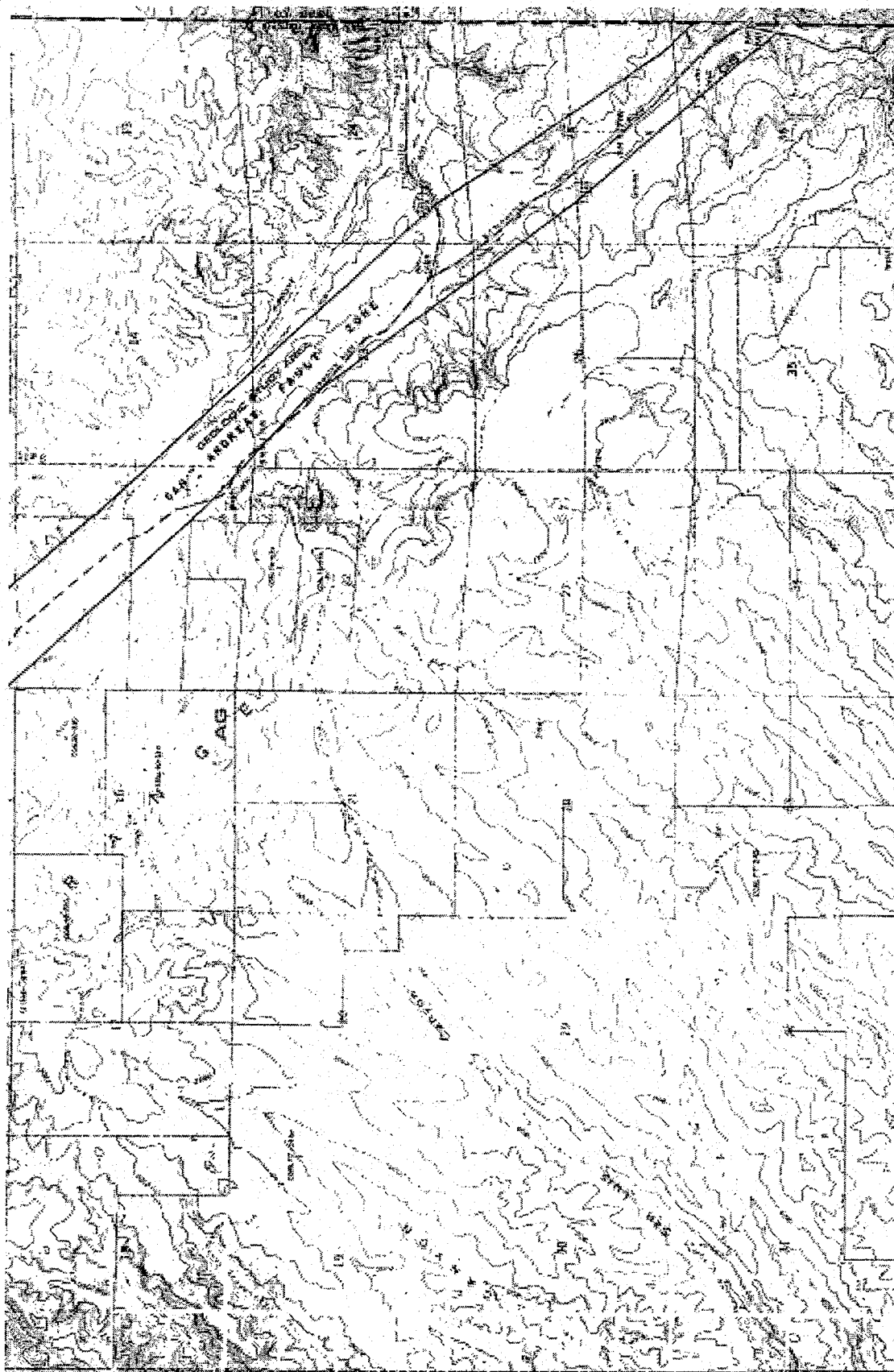


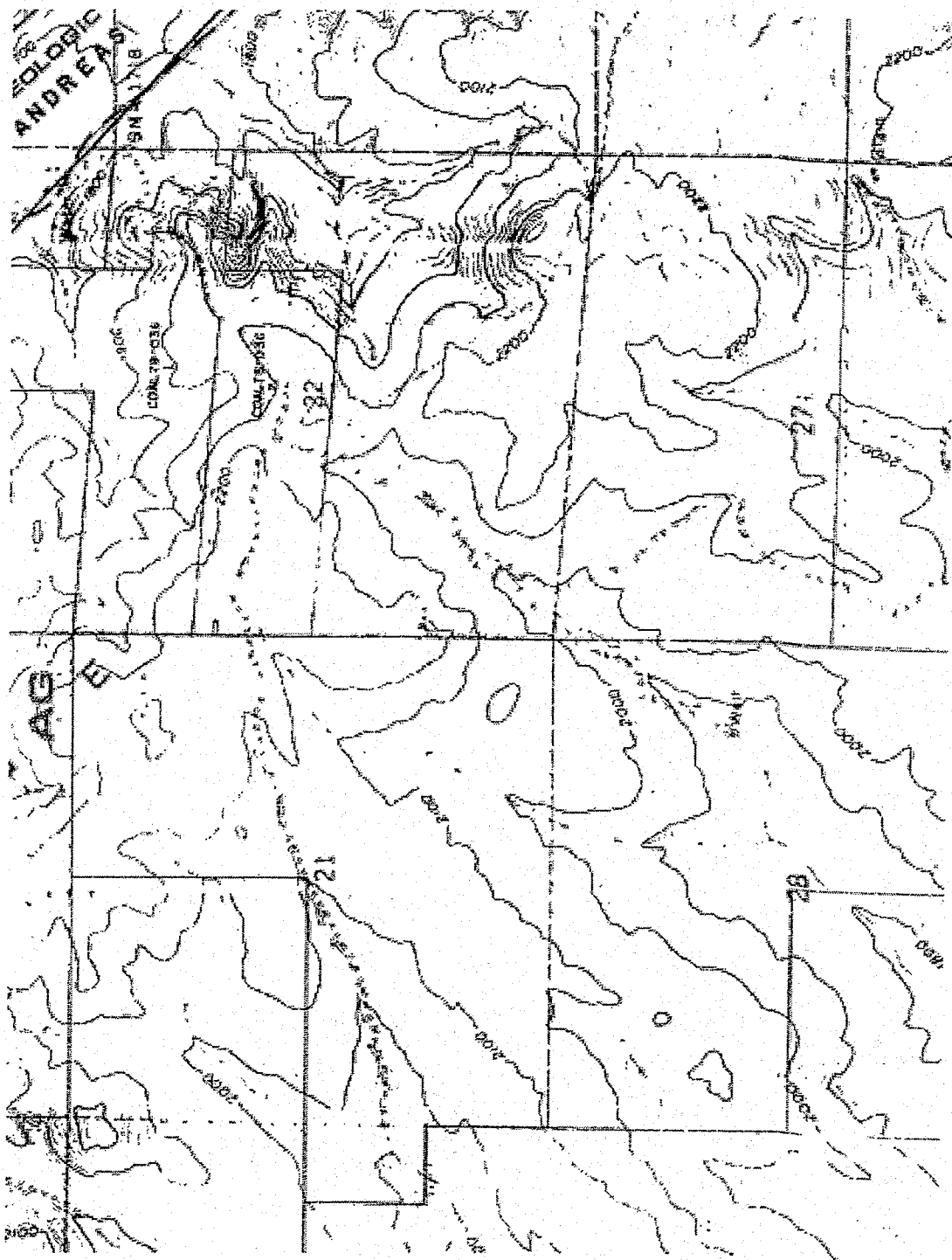
KERN COUNTY

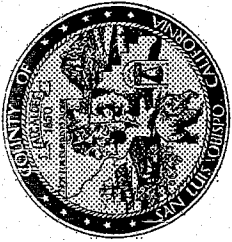
REVISIONS	
TECH	DATE
JMW	01-08-03

660' 0 1320' 2640'

THIS MAP IS PREPARED FOR
JMW 01-08-03 ASSESSMENT PURPOSES ONLY.







Parcel Summary Report For Parcel # 037,071,019

4/29/2005
4:48:33PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Parcel Information

<u>Status</u>	<u>Description</u>
Active	T27S R17E PTN SECS 21 & 22

Notes

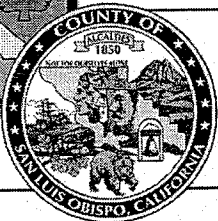
FILE

COPY

ECK

RECEIVED

MAY 27 2005



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

May 25, 2005

North County Team
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2004-00347

Melson

Dear North County Team,

I have reviewed the referral for the parcel map plans for the proposed (Three into two) parcel subdivision project located at 6990 Bitterwater Road, Shandon, CA. This project is located approximately 15 to 30 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.

- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

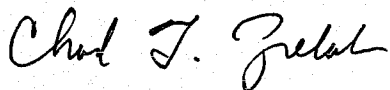
☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,



Chad T. Zrelak
Fire Captain Inspector

cc: Heely & Twisselman
EMK & Associates



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

May 26, 2005

North County Team
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2004-00347

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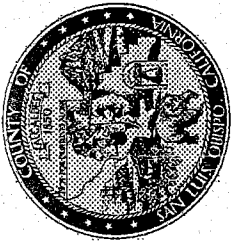
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If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Chad T. Zrelak
Fire Captain Inspector

cc: Heely & Twisselman
EMK & Associates



Parcel Summary Report For Parcel # 037,071,019

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Parcel Information

Status
Active

Description

T27S R17E PTN SECS 21 & 2 2

Notes



(BRIN)

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/2/05
FROM: PW
FROM: North Co. Team.
(Please direct response to the above)

Twissleman/COAL 05-0137
SUB 2004-00347
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION: LLA to convert 3 legal parcels into 2.
Located off Bitterwater Rd. of Hwy. 46 East outside
Shandon. 595.58 acre-site. APNs - 037-071-019,
037-081-037 & ptn. of 037-121-062.

Return this letter with your comments attached no later than: 5/17/05

- PART I** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
✓ YES
____ NO
- PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
✓ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

No TITLE Report. No CONCERN with proposal. Assure ACCESS to
BOTH NEW PARCELS.

23 MAY 2005 GOODWIN 5252
Date Name Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No SUB 2004-00347

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

COAL 05-0137

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name HEELY AND TWISSELMAN Daytime Phone (805) 238-5550 & 238-2352
Mailing Address SEE CONSENT OF LANDOWNER (2) Zip _____
Email Address: _____

☒ Applicant Name HEELEY AND TWISSELMAN Daytime Phone 238-5550 & 238-2352
Mailing Address SEE CONSENT OF LANDOWNER FORM (2) Zip _____
Email Address: _____

☐ ~~Agent Name~~ ^{SURVEYOR} E.M.K. & ASSOCIATES Daytime Phone (805) 238-5427
Mailing Address 1005 RAILROAD, PASO ROBLES, CA. Zip 93446
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 595.58 Assessor Parcel Number(s): 037-071-019, 037-081-037, & 037-121-002 ^{PORION OF}
Legal Description: PORTIONS OF SECTIONS 21, 22, AND 27 OF T27S, R17E, SAN LUIS OBISPO COUNTY
Address of the project (if known): _____

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY. 46 EAST TO BITTERWATER ROAD (RIGHT); APPROXIMATE ADDRESS IS 6990 BITTERWATER RD.

Describe current uses, existing structures, and other improvements and vegetation on the property: AGRICULTURE

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): LOT LINE ADJUSTMENT TO TURN 3 LEGAL PARCELS INTO 2 LEGAL PARCELS. THE 3 PARCELS ARE 258.23, 170.74 & 166.61 ACRES. THE 2 PARCELS WOULD THEN BE 343.60 AND 251.98 ACRES.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property. Jojo good EMK

Property owner signature See Consent of Landowners 4-21-05

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?



ER.

13

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

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DATE: 5/2/05
TO: Larry Kelly
FROM: North Co. Team.
(Please direct response to the above)

Twissleman/COAL 05-0137
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037-081-037 & ptn. of 037-121-002.

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____ NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
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NEEDS INTERIOR ROAD NAME

updated APN of Proj

5/3/2005 Larry Kelly 5799
Date Name Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No SUB 2004-00347

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

COAL 05-0137

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name HEELY AND TWISSELMAN Daytime Phone (805) 238-5550 & 238-2352

Mailing Address SEE CONSENT OF LANDOWNER (2) Zip _____

Email Address: _____

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Mailing Address SEE CONSENT OF LANDOWNER FORM (2) Zip _____

Email Address: _____

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Property owner signature See Consent of Landowners 4-21-05

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

C - 05-0137

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No

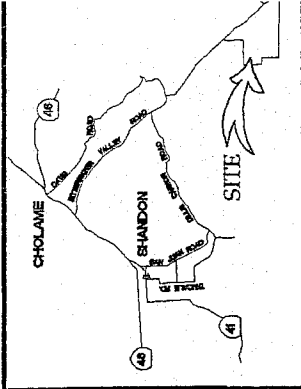
Project Information: What is the proposed density or parcel size?: 595.58 ± AC.Number of existing lots, parcels or certificates: 3Existing parcel sizes: 258.23 ± AC.
170.74 ± AC.
166.61 ± AC.What will the property be used for after division: AGRICULTUREIs the property part of a previous subdivision that you filed?: ☐ Yes ☒ NoIf Yes, what was the map number: ☐ Tract No: ☐ CO ☒ COAL 05-0137Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map? ☒ Yes ☐ NoBuilding permits or other approval?: ☐ Yes ☒ No

If Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ NoSurrounding parcel ownership: Do you own adjacent property? ☒ Yes ☐ NoIf yes, what is the acreage of all property you own that surrounds the project site?: HEELY: 428.61 ± AC.
TWISSELMAN: 1888.17 ± ADescribe existing and future access to the proposed project site: GRAVEL ROADSACCESSIBLE BY BUTTERWATER ROAD

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG - GRAZINGSouth: AG - GRAZINGEast: AG - GRAZINGWest: AG - GRAZINGProposed water source: ☒ On-site well ☐ Shared well ☐ Other ☐ Community System - List the agency or company responsible for provision: Do you have a valid will-serve letter? ☐ Yes If yes, please submit copy ☐ NoProposed sewage disposal: ☒ Individual on-site system ☐ Other ☐ Community System - List the agency or company responsible for sewage disposal: Do you have a valid will-serve letter? ☐ Yes If yes, please submit copy ☐ NoFire Agency: - List the agency responsible for fire protection: SHANDON OR CALIFORNIA VALLEY C.D.List available or proposed utilities: ☐ Gas ☐ Telephone ☐ Electricity ☐ Cable TVAdjustments: Are you requesting any adjustments? ☐ Yes ☒ No If Yes, please complete:☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))☐ Road Exception (21.03.010(d))Briefly describe the reasons for the request: Reason: 160 piece in between
Soldgrazing
held agricultural useincrease
Twisselman
Heely
Pay's
hold



VICINITY MAP

EXISTING PARCELS
 PARCEL PER 2002-080202 258.23 ± ACRES
 PARCEL PER 2002-080226 170.74 ± ACRES
 PARCEL PER 2002-080227 156.61 ± ACRES

TOTAL 595.58 ±

PROPOSED PARCELS

PARCEL 1 343.60 ± ACRES

PARCEL 2 251.98 ± ACRES

TOTAL 595.58 ± ACRES

OWNERS/APPLICANTS

JILL HEELY
 2484 HARVEST MEADOW PLACE
 PASO ROBLES, CALIFORNIA 93446
 (805) 238-5550
 RAY TWISSELMAN
 P.O. BOX 5
 SHANDON, CALIFORNIA 93461
 (805) 238-2352

A.P.N.

037-071-019, 037-081-037, AND
 PORTION OF 037-121-002

ZONING DESIGNATION

AGRICULTURE

**TENTATIVE LOT LINE
 ADJUSTMENT MAP**

COAL 05-0137

PORTIONS OF SECTIONS 21, 22, AND 27,
 TOWNSHIP 27 SOUTH, RANGE 17 EAST,
 "BITTERWATER VALLEY"

M. D. B. & M

SAN LUIS OBISPO COUNTY
 STATE OF CALIFORNIA



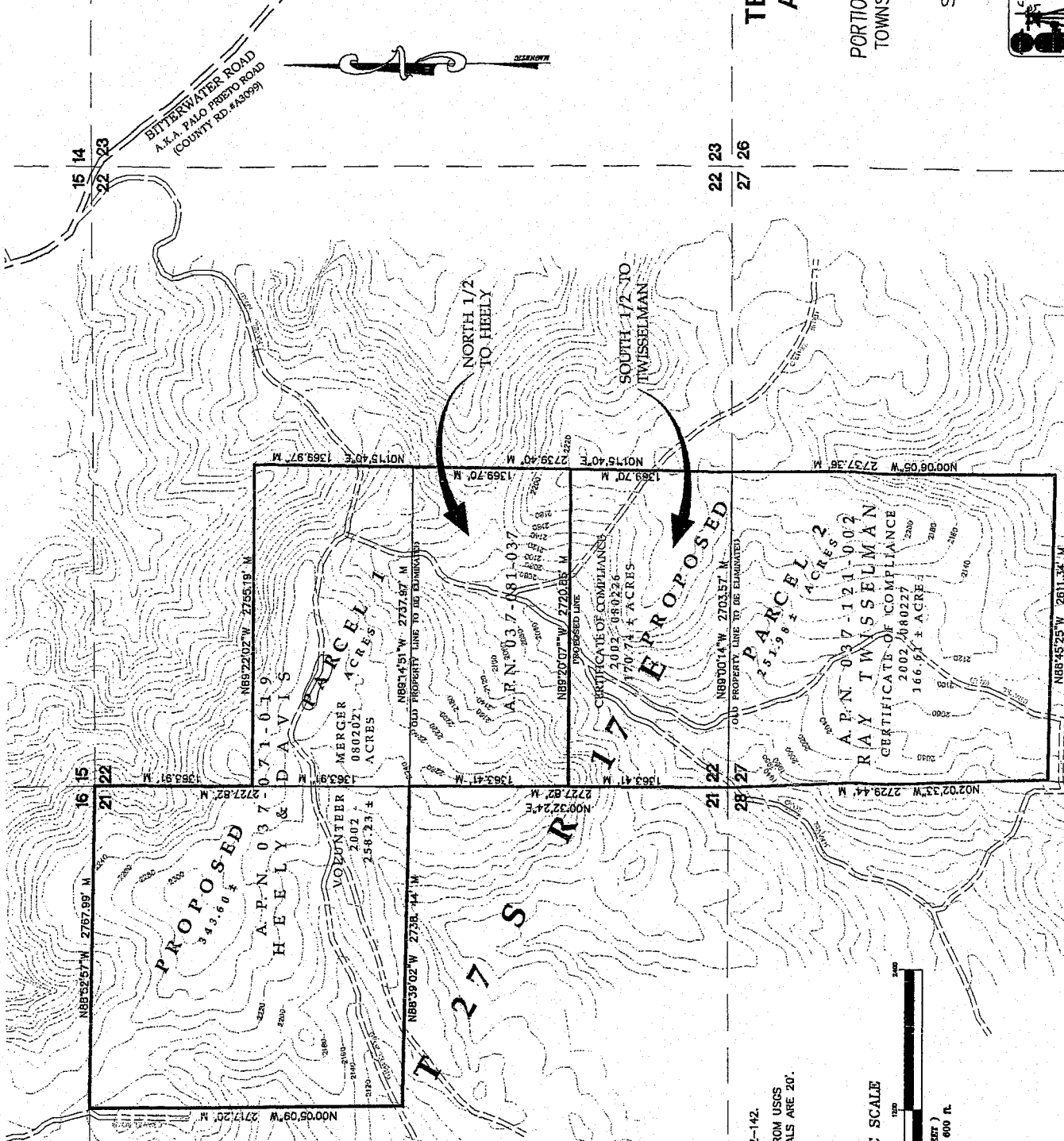
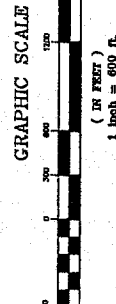
EMK & Associates, Inc.
 ENGINEERING • PLANNING • SURVEYING
 1005 RAILROAD ST. • PASO ROBLES, CA. (805) 238-542

JOB NO. 05-378

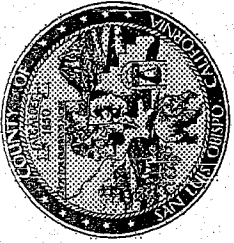
SHEET 1 OF 1 SHEET

TITLE INSURANCE COMPANY #

- NOTES:**
1. BOUNDARY DATA PER RS 02-142.
 2. CONTOURS INTERPOLATED FROM USGS QUAD MAP; CONTOUR INTERVALS ARE 20'.



\\2005\\05-378\\Survey\\Heely-Twisselman-Tentative L.A.dwg 04/15/2005 09:57:42 AM PDT11



Parcel Summary Report For Parcel # 037,071,019

4/29/2005
4:48:32PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status P Address 00000 BITTERWATER RD SHAR

Lot Information:

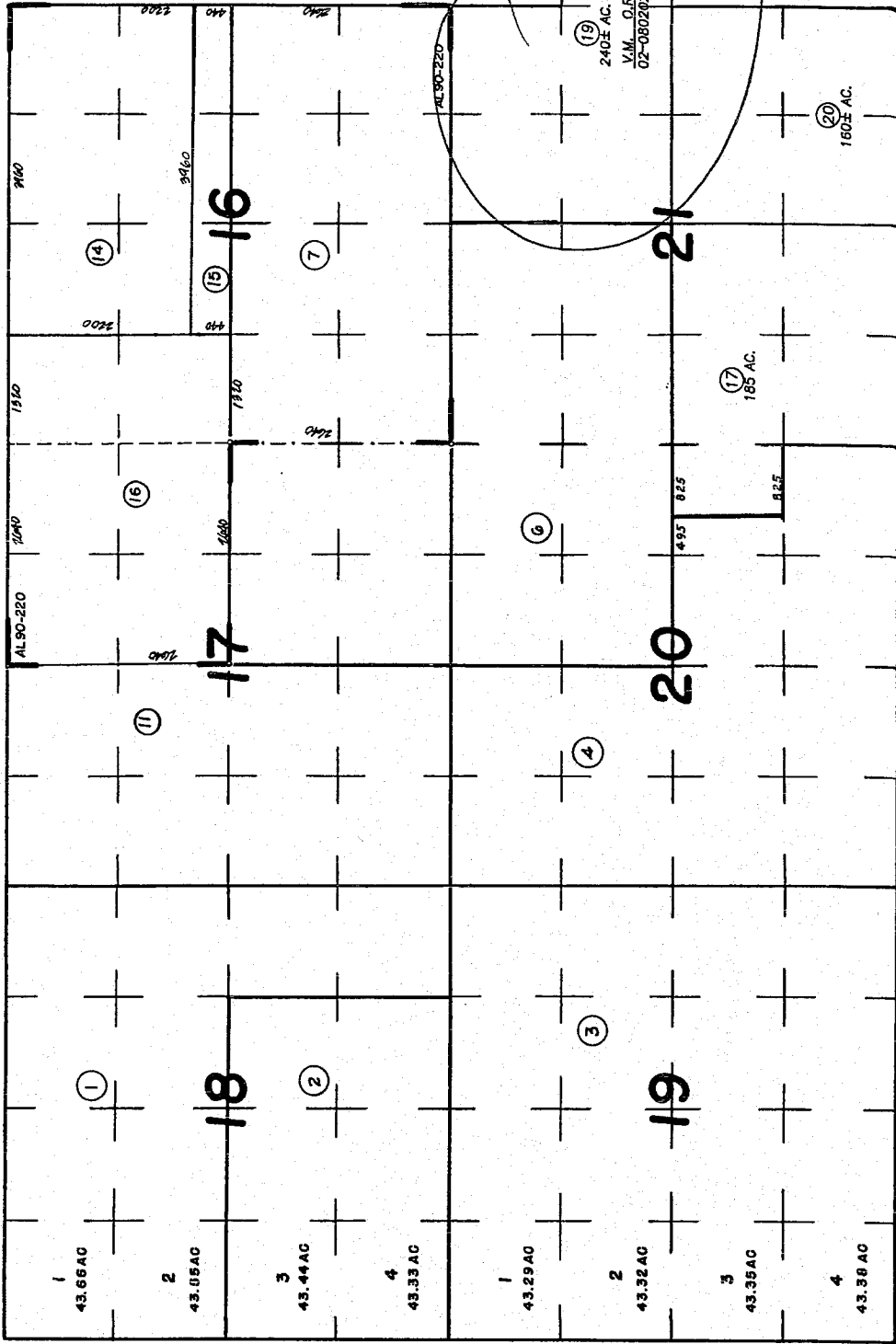
Community: SHAR
Planning Area: SHCA

<u>Lot</u>	<u>Tract /</u>	<u>Block /</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
<u>Type</u>	<u>Township</u>	<u>Range</u>					
T	M02-	94	0001	Y			

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info.</u>	<u>Notes</u>
OWN	IVERSEN CHRISTIAN E 605 13TH ST PASO ROBLES CA 93446-2280		
OWN	BOWMAN HENRY M		
OWN	TWISSELMAN HENRY A		
OWN	TWISSELMAN HENRY A & VERONA I FAMIL		
OWN	TWISSELMAN VERONA I		

T. 27 S., R. 17 E., M. D. M.



660 0 1320 2640
 THIS MAP IS PREPARED FOR
 GB 04-19-01
 ASSESSMENT PURPOSES ONLY.

REVISIONS	
TECH	DATE
GB	04-19-01
JAW	01-08-03

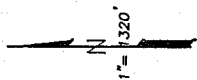
AL 90-220, VOL. 3883, PGS. 430-443.

ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 037 PAGE 07

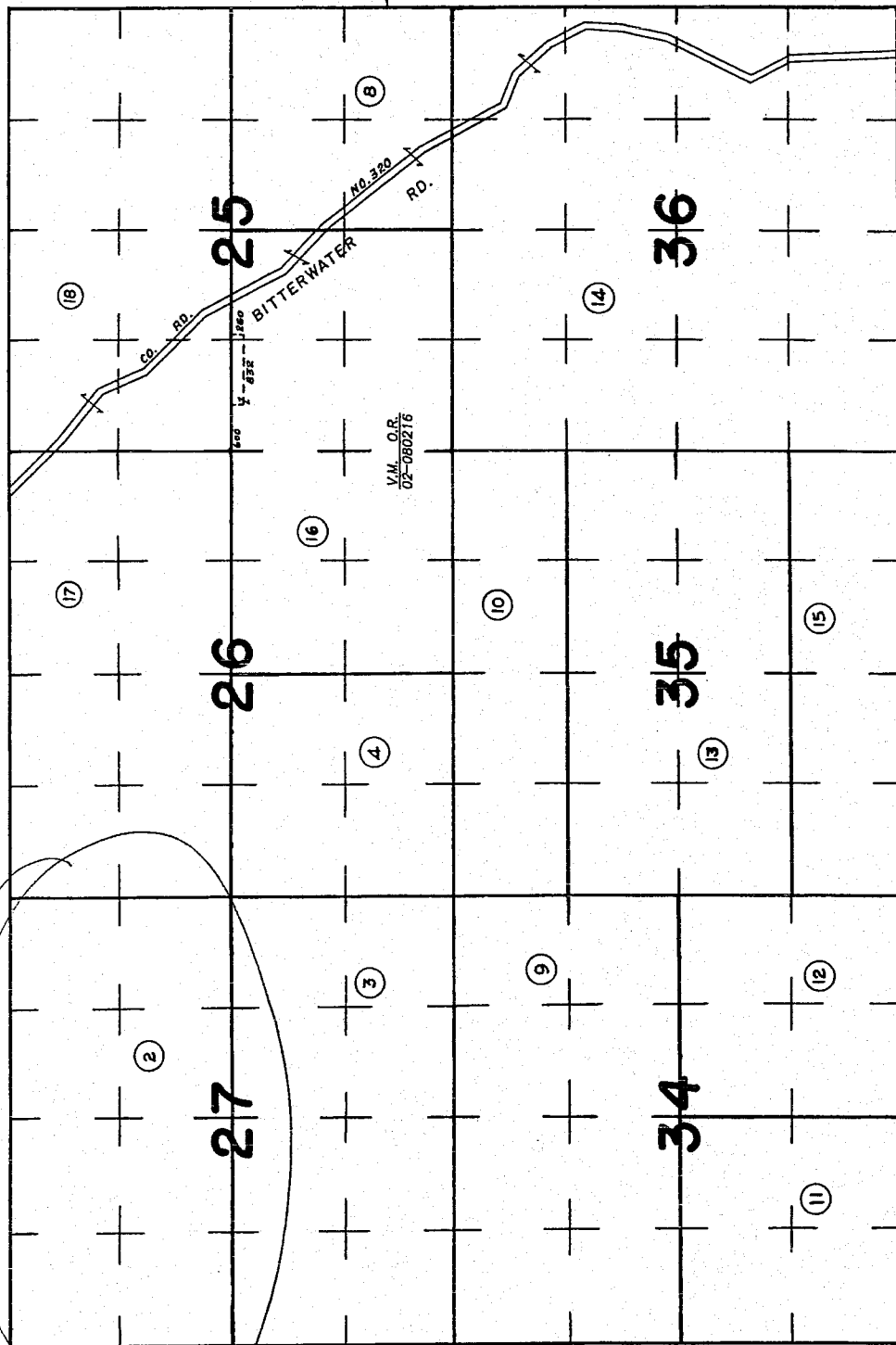
20 & 24
21, 30, 40, 41

(08)

T. 27 S., R. 17 E., M. D. M.



KERN COUNTY



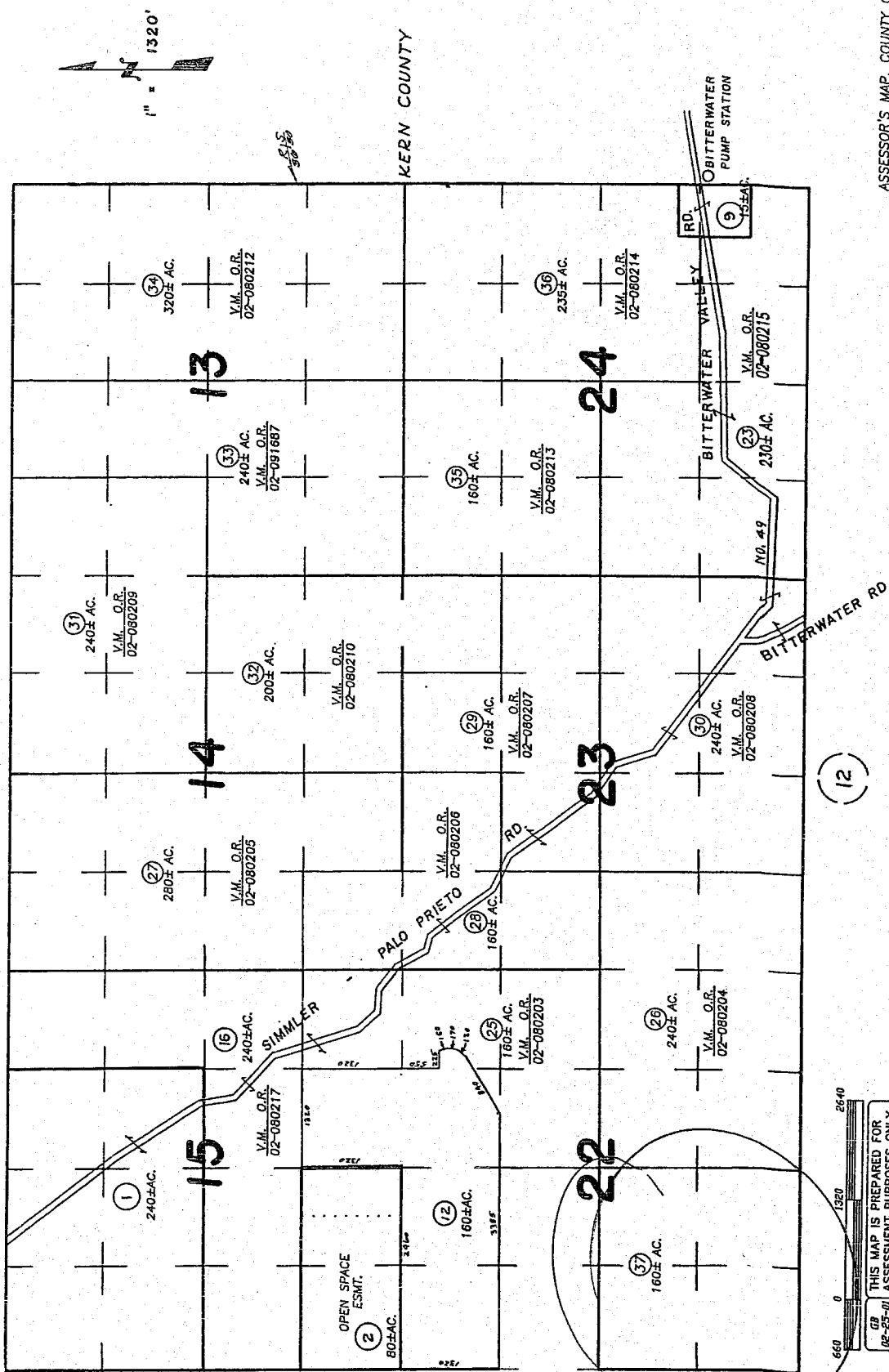
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REVISIONS	
TECH	DATE
JAV	01-08-03

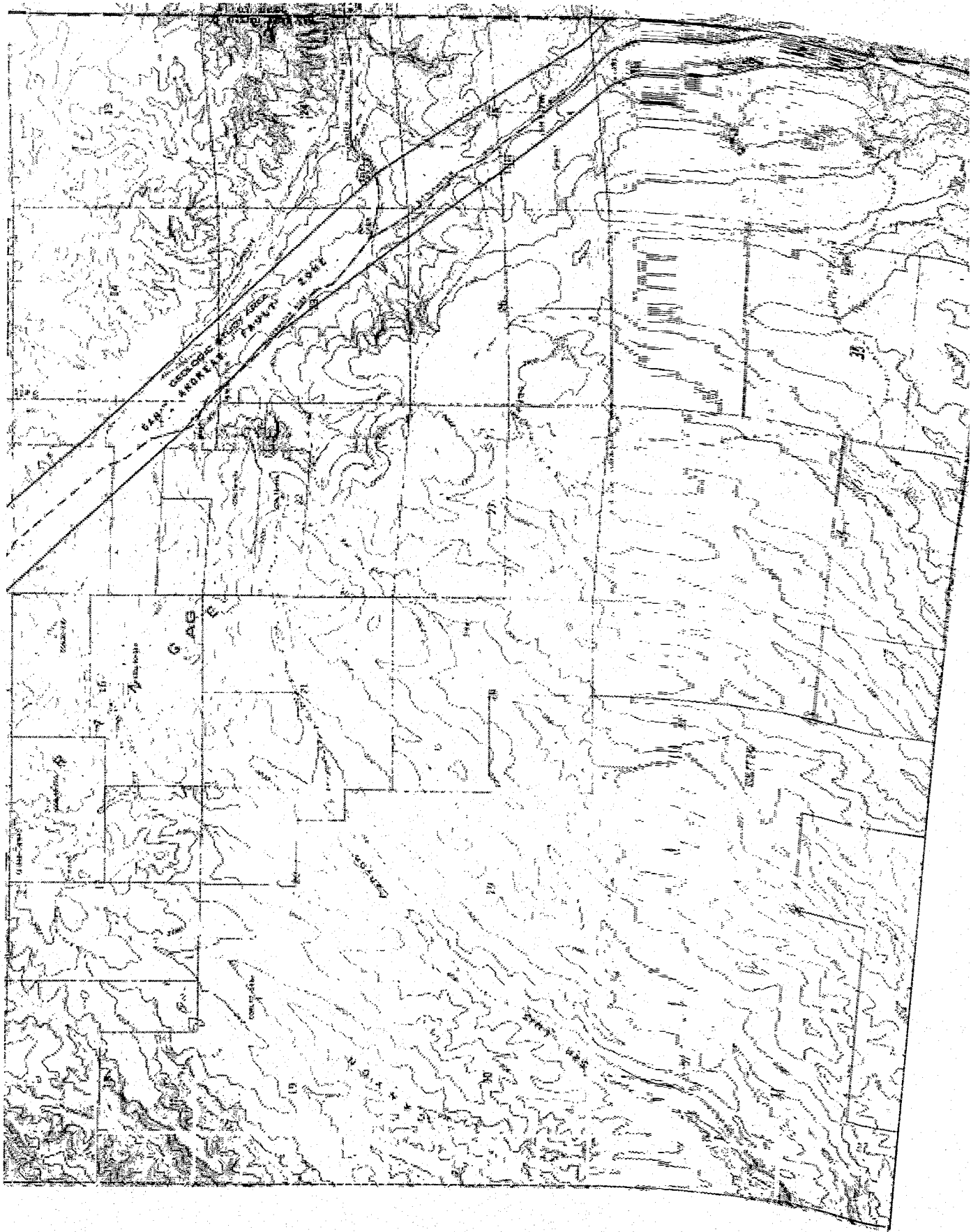
660' 0 1320' 2640'

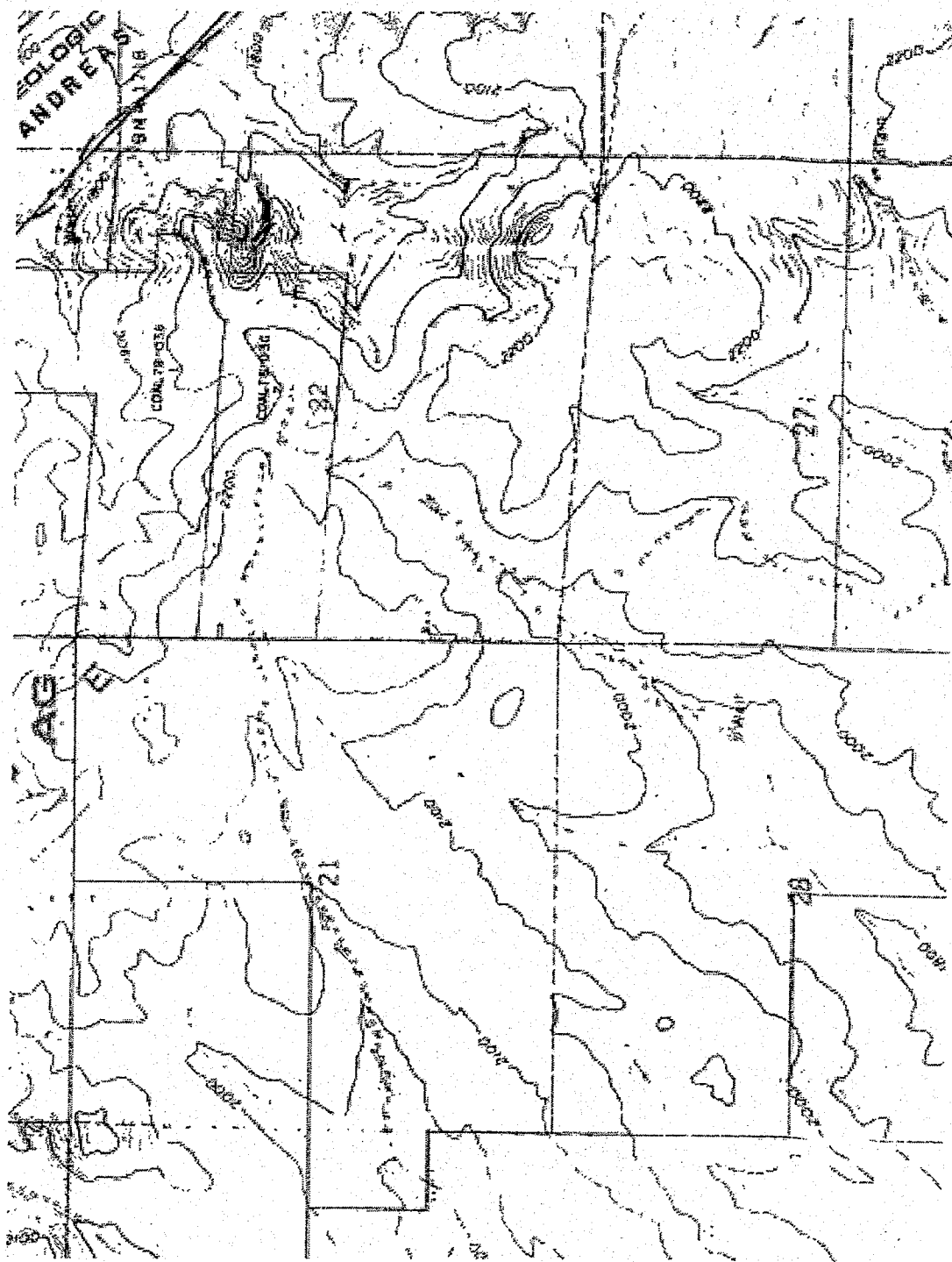
THIS MAP IS PREPARED FOR
01-08-03 ASSESSMENT PURPOSES ONLY.

T. 27 S., R. 17 E., M. D. M.

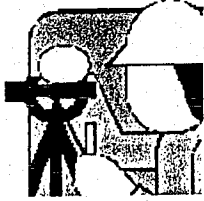


REVISIONS	
TECH	DATE
GB	02-24-01
JAW	12-20-02
JAW	01-08-03
GB	02-02-03
JAW	05-27-03





COPY



EMK & Associates, Inc.
1005 Railroad Street
Paso Robles, CA 93446
Ph. (805) 238-5427 Fax 238-5810
e-mail me at: emk_tob@pacbell.net

LETTER OF TRANSMITTAL

From: Tobey T. Osgood
Survey and Mapping Technician

Date: February 28, 2005

Job No.: ~~01-530X~~

To: Ms. Pat Beck SLO County Planning Dept.

05-370
Re Bitterwater
LLA

Your Number or Job Reference: Potential Lot Line Adjustment Jill Heely and Raymond Twisselman

RE: Inquiry regard LLA procedure

Attached are the following sent via HC TO today:

1. Assessors map
2. copies of our RS map (not yet recorded) showing "before" and "after" adjustment

PROJECT
DESCRIPTION

Message: Pat, I have contacted Larry Kelly about this situation and he was somewhat helpful but could not answer all my questions. Therefore, I am asking the same questions of you.

The situation is that the Twisselman family (heirs of Henry Twisselman being Raymond Twisselman, Henry Bowman, Jill Heely and Sherree Davis) own several parcels in the Bitterwater Palo Prieto area. On behalf of the estate, Certificates of Compliance and Voluntary Mergers were obtained from SLO County—basically in the configurations that would accommodate the wishes of Henry Twisselman for distribution to his heirs.

That being done, we now have a situation where one of the heirs, Henry Bowman, wanted to sell his parcels. One of his parcels was sold to his sister Jeanne Shannon—which is not a part of this situation. The other one, on the "Before" map shown in yellow, is being purchased by Jill Heely and Ray Twisselman. Jill and her sister Sherree Davis own the blue parcel to the North and Ray owns the brown parcel to the South. If you look at the "After" map, you will see how the two parties would like to divide the yellow parcel,

eliminate it, and add the halves to their adjacent parcels. In other words, turn three legal parcels into two.

I inquired with Larry Kelly about doing a Voluntary Merger of 3 to 2. He said that is not allowable as we are in essence creating a line that has never been used before. We would have to do a Lot Line Adjustment.

I have discussed this with my clients and they are amenable to the LLA process. However, one glitch in the process is that the property is in Kit Fox habitat area. That, in a typical LLA, would cause an environmental study and mitigations and all the other expenses and studies of a Neg Dec.

I discussed this with Larry and he could not say that the LLA would be a CE situation and exempt from environmental study.

It seems to me when you are decreasing the number of legal parcels in the area (and therefore clearly decreasing potential development to residences which may be detrimental to agriculture and biological concerns), you should not be penalized for the sake of environmental reasons. You should be encouraged by making the process easier.

Other considerations that you may need to know about:

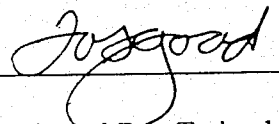
Williamson Act—All parcels covered by single contract that would not be affected as the parties own sufficient adjacent acreage.

Terrain, steepness—Rolling hills with grass, no slopes over 30%, no blue line creeks, no public roads, no residences or barns.

Agriculture—historically grazing land. Current grazing land. No change in usage proposed.

So our question to you is, can my clients do a minor Lot Line Adjustment (essentially a reversion to acreage or merger) without an Environmental Study?

Thanks for your attention.

Signed:  _____

cc: Jill Heely and Ray Twisselman

ST 5280' GLO
57"W 5535.98' M

16

15

2767.99' M 2640' GLO

21

22

APN 037-071-19
Heely and Davis

Vol. Merger
2002-080202

①

DETAIL A

N89°22'02"W

2755.19' M

258.23 ACRES±

2002-080203

166.0 ACRES

02"W 5476.87' M

2738.44' M

2737.97' M

N89°14'51"W

5475.94' M

2737.97' M

2002-080223

170.19 ACRES±

APN 037-081-037
Heely "Bowman"
C.of C.

2002-080226

170.74 ACRES±

②

2002-080204

Jeannie
Shan
Not
a
Part

1°57'E 5289.24' GLO

50"W 5417.85' M

0 2708.93' M 2644.62' GLO

21

22

N89°54'E

N89°00'14"W

5280' GLO

5407.14' M

2

2708.93' M 2640' GLO

2703.57' M 2640' GLO

2703.57' M 2640' GLO

28

27

Ptn. APN
037-121-002
Ray Twissel man
C.of C.

2002-080227

166.61 ACRES±

③

2002-080228

171.35 ACRES±

2002-080224

174.98 ACRES±

W 5532.44' M

2900.44' M

2611.34' M

N88°45'25"W

5350.90' M

2739.97' M

"BEFORE"

2002-080225

NORTH 5280' GLO
LO 2637.43' M

3.27' M

15
21 22

ST 5280' GLO
57"W 5535.98' M

2767.99' M 2640' GLO

2772.42' M 2644.62' GLO

5289.24' GLO
5544.84' M
2772.42' M
1386.21' M
1386

APN 037-071-19
Heely and Davis
Vol. Merger
2002-080202

DETAIL A

N89°22'02"W

2002-080203

166.0 ACRE

02"W 5476.87' M
2738.44' M

258.23 ACRES±

1

2737.97' M

N89°14'51"W

1368.99' M 1368

2002-080223
170.19 ACRES±

APN 037-081-03
Heely & Bowman
CofC.
2002-080226

2002-080204

1°57'E 5289.24' GLO
50"W 5417.85' M
2708.93' M 2644.62' GLO
2708.93' M 2640' GLO

21

22

N89°54'E
89°00'14"W
N89°00'14"W

5280' GLO
5407.14' M
5407.14' M

2

2002-080224
174.98 ACRES±

Pln. APN
037-121-002
Ray Twisselman
C.of C.
2002-080227
166.61 ACRES±

2002-080228
171.35 ACRES±

5382.43' M
5532.44' M
2900.44' M

28

27

2611.34' M

N88°45'25"W

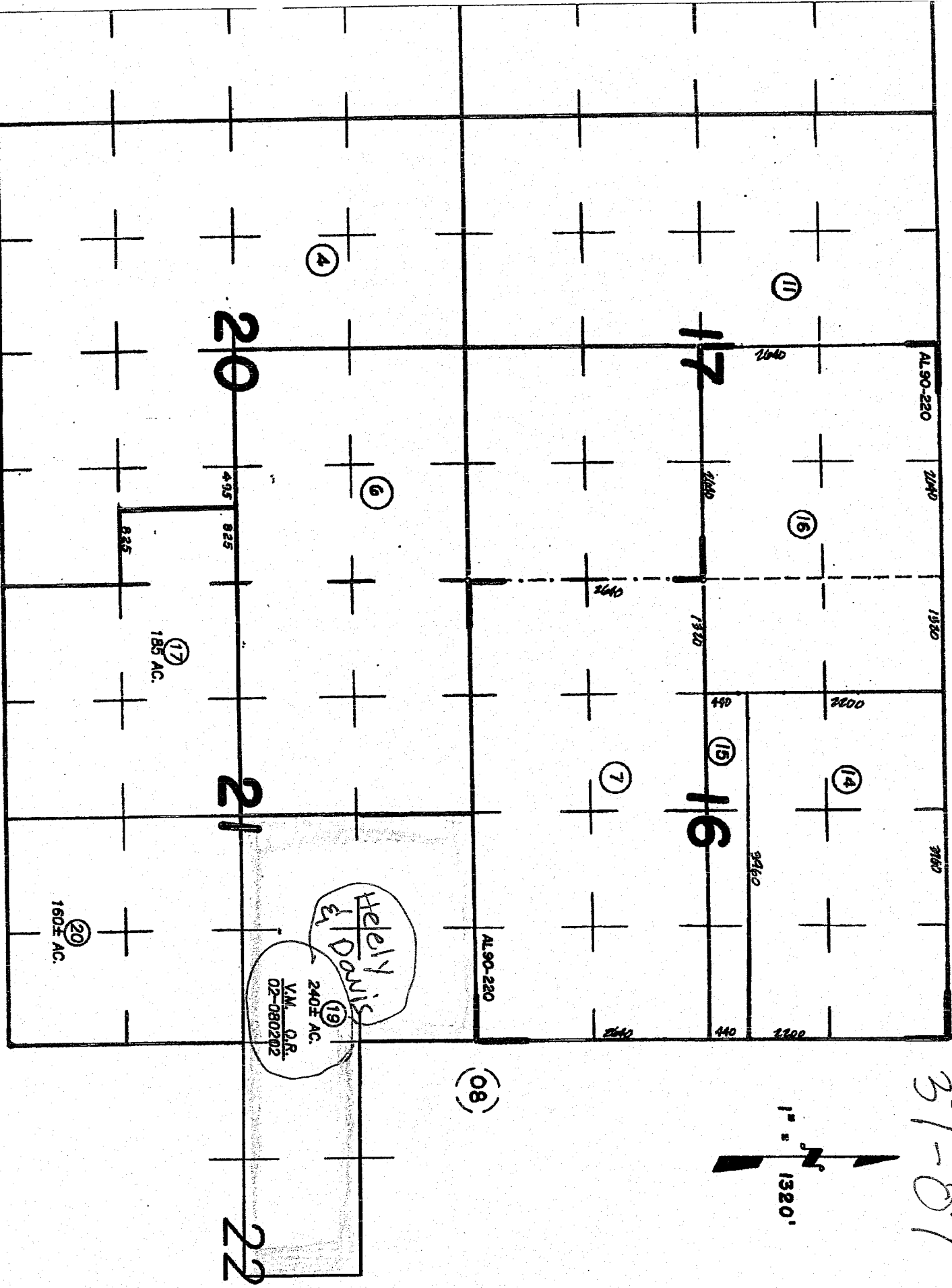
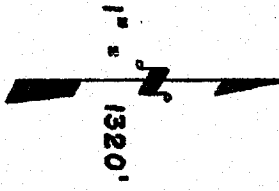
5376.63' M
5350.90' M

2739.57' M

2002-080225

"AFTER"

37-07



FEB 12 2003

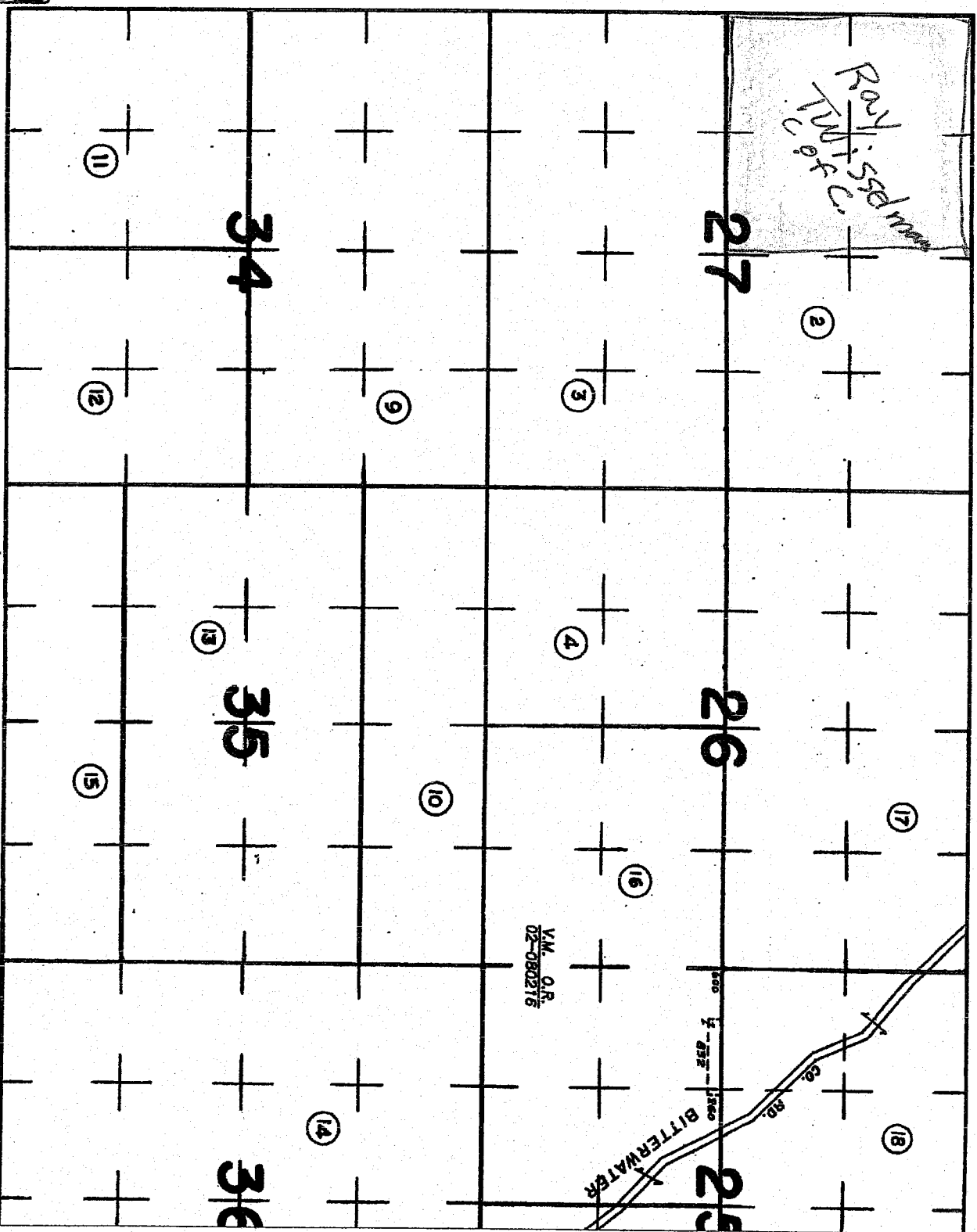
(11)

(08)

T. 27 S., R. 17 E., M. D. M.

37-12

Red: 56
Twice



(11)

REVISIONS	
NO.	DATE
1	07-08-03

660' 0 1320' 2640'

THIS MAP IS PREPARED FOR

Y.M. O.R.
02-080216

500 1/2 - 832 - 1360

BITTERWATER